

## **CORPORATE PARK (CP) DISTRICT**

### ***Purpose and Intent:***

The CP, Corporate Park District is primarily intended to accommodate office, warehouse, research and development, and assembly uses on large sites in a planned, campus-like setting compatible with adjacent residential uses. The district may also contain retail and service uses which customarily locate within planned employment centers.

### ***Additional Requirements:***

1. Loading areas shall not be located on the side of a building facing a public street.
2. Accessory outside storage: Shall not cover an area exceeding 25 percent of the ground level gross floor area of the principal building(s); and Shall be restricted to the area between the rear property line and the building(s); and
  - iii. Shall be fully screened from ground level view from adjacent properties or public streets.
3. Outside manufacturing, processing, or assembly shall not be permitted.

### ***Permitted Uses:***

#### **AGRICULTURAL USES**

Agricultural Production (crops)  
Animal Services (other) *D*  
Forestry

#### **RESIDENTIAL USES**

Shelters, Temporary *D [AOD]*

#### **ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)**

Accessory Uses and Structures (customary)  
Caretaker Dwellings *D [AOD]*  
Communication Towers (exceeding height limits of zoning district) *S*  
Communication Towers (not exceeding height limits of zoning district) *D*  
Disabled Motor Vehicles *D*  
Satellite Dishes/TV and Radio Antennae (Accessory) *D*  
Swimming Pools *D*

#### **RECREATIONAL USES**

Athletic Fields  
Clubs or Lodges  
Country Clubs with Golf Courses *D*  
Golf Courses *D*  
Physical Fitness Centers  
Public Parks *D*  
Public Recreation Facilities *D*  
Sports & Recreation Clubs, Indoor  
Swim and Tennis Clubs *D*

#### **EDUCATIONAL AND INSTITUTIONAL USES**

Ambulance Services

Cemeteries/Mausoleums *D*

Churches *[AOD]*

Day Care Centers, Adult (29 or less) *D [AOD]*

Day Care Centers, Adult (30 or more) *D [AOD]*

Day Care Centers, Child (29 or less) *D [AOD]*

Day Care Centers, Child (30 or more) *D [AOD]*

Elementary or Secondary Schools *[AOD]*

Fire Stations

Government Offices

Libraries *[AOD]*

Museums or Art Galleries *[AOD]*

Police Stations, Neighborhood

Post Offices

Retreat Centers *[AOD]*

School Administration Facilities

#### **BUSINESS, PROFESSIONAL, & PERSONAL SERVICES**

Accounting, Auditing, or Bookkeeping

Administrative or Management Services

Advertising Agencies or Representatives

Advertising Services, Outdoor

Automobile Parking (commercial)

Banks, Savings & Loans, or Credit Unions *D*

Barber Shops *D*

Beauty Shops *D*

Business Incubators

Computer Maintenance and Repairs

Computer Rental & Leasing

Computer Services

Economic, Socio., or Educational Research

Employment Agencies, Personnel Agencies

Engineering, Architect, or Survey Services

Finance or Loan Offices

***Continued - Business, Professional, & Personal Services***

Hotels or Motels [AOD]  
Insurance Agencies (no on-site claims insp.)  
Insurance Agencies (carriers/on-site claims)  
Kennels or Pet Grooming Services **D**  
Laundry or Dry Cleaning Plants [WCA]  
Laundry or Dry Cleaning Substations  
Law Offices  
Medical, Dental or Related Offices  
Medical or Dental Laboratories  
Motion Picture Productions  
Noncommercial Research Organizations  
Office Uses Not Otherwise Classified  
Photocopying and Duplicating Services  
Photofinishing Laboratories  
Photography, Commercial  
Photography Studios  
Real Estate Offices  
Rehabilitation or Counseling Services  
Research, Development or Testing Services  
Shoe Repair or Shoeshine Shops **D**  
Stock, Security or Commodity Brokers  
Tanning Salons  
Travel Agencies  
Veterinary Services (Other) **D**  
Vocational, Business or Secretarial Schools  
Watch or Jewelry Repair Shops **D**  
Wireless Communication Business

**RETAIL TRADE**

Caterers  
Computer Sales **D**  
Convenience Stores (with gasoline pumps) [WCA] **D**  
Convenience Stores (without gasoline pumps) **D**  
Dinner Theaters  
Drug Stores **D**  
Fabric or Piece Goods Stores  
Newsstands **D**  
Office Machine Sales  
Restaurants (no drive-thru)  
Restaurants (serving mixed alcoholic bev)

**WHOLESALE TRADE**

Apparel, Piece Goods and Notions  
Beer/Wine/Distilled Alcoholic Beverages  
Books, Periodicals and Newspapers  
Drugs and Sundries  
Durable Goods, Other  
Electrical Goods  
Flowers, Nursery Stock & Florists Supplies [WCA]  
Forest Products  
Furniture and Home Furnishings  
Groceries and Related Products  
Hardware  
***Continued – Wholesale Trade***  
Jewelry, Watches, Precious Stones & Metals

Lumber and Millwork  
Lumber and Other Construction Materials  
Machinery, Equipment, and Supplies  
Metals **S**  
Motor Vehicle Parts and Supplies  
Motor Vehicle Tires and Tubes  
Nondurable Goods  
Paper and Paper Products  
Plastics Materials  
Professional & Comm. Equipment & Supplies  
Sporting & Recreational Goods & Supplies  
Tobacco and Tobacco Products  
Toys and Hobby Goods and Supplies  
Wallpaper and Paint Brushes

**TRANSPORTATION, WAREHOUSING AND UTILITIES**

Communication or Broadcasting Facilities  
Communication Towers (exceeding height limits of zoning district) **S**  
Communication Towers (not exceeding height limits of zoning district) **D**  
Courier Service Substations  
Demolition Debris Landfills, Minor [WCA] **D**  
Heliports [WCA] **S**  
Utility Company Offices  
Utility Lines and Related Appurtenances:

- Distribution Poles, Transmission Poles & Towers
- Other

Utility Service Facilities **D**  
Warehouses (general storage/enclosed) and Distribution Centers

**MANUFACTURING AND INDUSTRIAL USES**

Apparel and Finished Fabric Products  
Bakery Products  
Beverage Products (nonalcoholic)  
Bicycle Assembly  
Bicycle Parts and Accessories  
Brooms and Brushes  
Coffee  
Computer and Office Equipment  
Contractors (no outside storage)  
Costume Jewelry and Notions  
Dairy Products [WCA] **S**  
Drugs **S**  
Electrical Industrial Apparatus, Assembly  
Food and Related Products, Miscellaneous  
Furniture and Fixtures Assembly  
Glass Products from Purchased Glass  
Ice  
Jewelry and Silverware (no plating)  
Leather and Leather Products (no tanning)  
***Continued - Manufacturing and Industrial Uses***  
Lighting and Wiring Equipment **S**  
Measurement, Analysis & Control Instruments

Medical, Dental and Surgical Equipment  
Millwork, Plywood and Veneer  
Musical Instruments  
Paperboard Containers and Boxes  
Pens and Art Supplies  
Pharmaceutical Preparations  
Photographic Equipment  
Photographic Supplies **[WCA]**  
Preserved Fruits & Vegetables (no can mfg.)  
Printing and Publishing  
Signs  
Soaps and Cosmetics  
Sporting Goods and Toys  
Sugar and Confectionery Products  
Textile Products (no dyeing & finishing) **[WCA]**  
Wood Containers

Automotive Parking (subj. to Sec. 9-5-6)  
High Mast Outdoor Lighting > 50' in ht. **D**  
Mixed Developments **D**

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Storage Trailers (accessory use) **D**

Temporary Events, including but not limited to:  
(Refer to Section 9-3-3(f))

- Arts and Crafts Shows
- Carnivals and Fairs
- Christmas Tree Sales
- Concerts, Stage Shows
- Conventions, Trade Shows
- Outdoor Religious Events

**OTHER USES**

<b>D</b>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<b>S</b>	Special Use Permit Required.
<b>Z</b>	Overlay Zoning Required.
<b>WCA</b>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<b>R</b>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.
<b>AOD</b>	May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

**CORPORATE PARK (CP) DISTRICT**

***DIMENSIONAL REQUIREMENTS:***

<i>Minimum Development Size</i>	<b>20 acres</b>
<i>Minimum Lot Size</i>	<b>40,000 square feet</b> , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record).
<i>Minimum Lot Width</i>	<b>150 feet</b>
<i>Minimum Street Frontage:</i>	<b>100 feet</b>
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	<b>30 feet</b> from the property line or <b>55 feet</b> from the centerline of the street whichever is greater
Minor Thoroughfare	<b>40 feet</b> from the property line or <b>75 feet</b> from the centerline of the street whichever is greater
Major Thoroughfare	<b>50 feet</b> from the property line or <b>95 feet</b> from the centerline of the street whichever is greater
<i>Minimum Interior Setback (side and rear yard):</i>	
Adj. to Non-Res. Zoning	<b>20 feet</b>
Adj. to Res. Zoning	<b>50 feet</b>
<i>Maximum Height:</i>	<b>50/80 feet</b> , (Fifty (50) foot maximum height without additional setbacks. Increase all setbacks by one (1) foot for every one (1) foot increase in height between fifty (50) and eighty (80) feet, but not to exceed eighty (80) feet in height.)
<i>Maximum Building Cover (Percent of Lot)</i>	<b>45</b>

Notes:

- *Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the same as the minimum interior setback for the zoning district.*

This City of High Point zoning district fact sheet has been compiled by the Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.